



## 20 South Lea Drive

Hoyland, Barnsley, S74 9NA

£240,000



Situated in the heart of Hoyland and within easy walking distance of local amenities, reputable schools and excellent transport links, this three-bedroom semi-detached bungalow presents an exciting opportunity for a wide range of purchasers.

The property has been well maintained over the years and offers spacious accommodation throughout. Whilst it would benefit from a full programme of modernisation, it provides the perfect blank canvas for buyers looking to create a home to their own tastes and specifications.

One of the property's standout features is the stunning rear aspect, enjoying far-reaching views over the surrounding area, creating a wonderful backdrop to everyday living.

Properties of this nature, offering such potential in a sought-after location, are rarely available for long. An early viewing is highly recommended to fully appreciate the accommodation, position and views on offer.



## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE/DINER

A spacious and bright lounge/diner benefiting from both front and side-facing double-glazed windows, allowing ample natural light to flood the room. The space also features a radiator, TV aerial point, and an attractive wall-mounted feature fire.

### KITCHEN

A range of wall and base units with worktop surfaces over, incorporating a sink unit with mixer tap. There is space for appliances along with plumbing facilities. A rear-facing double-glazed window provides natural light, and a door leads through to the rear porch.

### REAR PORCH

Ideal for coats & shoes.

### BEDROOM ONE

A double bedroom with fitted furniture, a front-facing double-glazed window to the front elevation, and a radiator.

### BEDROOM TWO

A good-sized bedroom with a rear-facing double-glazed window enjoying pleasant views, fitted furniture, and a radiator.

### BEDROOM THREE

A rear-facing double-glazed window enjoying views.

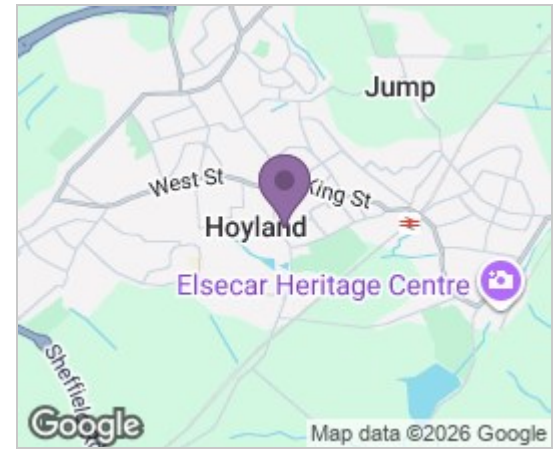
### BATHROOM

A three-piece suite comprising a bath with shower over, WC, and wash hand basin. The room also benefits from a window with obscure glazing.

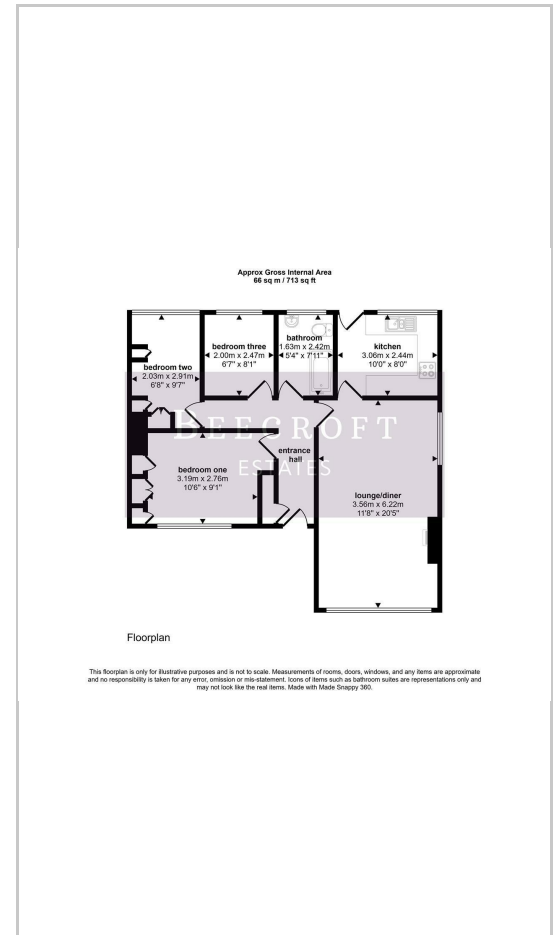
### OUTSIDE

To the front of the property is a garden area with mature shrubs and borders. A lengthy driveway runs to the side of the property providing ample off-road parking. To the rear is another garden area with shrubs and borders.

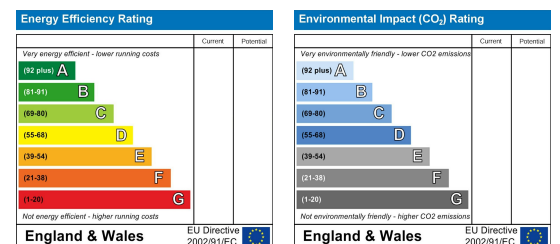
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: [info@beecroftstates.co.uk](mailto:info@beecroftstates.co.uk) [www.beecroftstates.co.uk](http://www.beecroftstates.co.uk)